

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



Timberdown, Echinswell, Newbury, Hampshire, RG20 4UH

Offers in excess of £730,000
Freehold

SANSOME & GEORGE - ** Virtual tour available **

This beautifully presented, detached family home is located in a highly sought-after village, featuring an impressive open-plan living space on the ground floor, complete with bi-fold doors and a spacious garden, all within walking distance to the village pub.

The accommodation includes an inviting entrance hallway, a stunning open-plan kitchen with solid oak units and a Belfast sink, with a side door providing outdoor access. The kitchen flows into an elegant dining area with a charming fireplace, leading into a bright living area with garden views, a lantern roof, and bi-fold doors opening onto the garden. Additionally, the ground floor offers a bedroom, a separate office/playroom, and a utility room. Upstairs, the first floor features a generous master suite with built-in storage, two additional bedrooms, and a family bathroom that has been recently re-fitted to a high standard.

At the front of the property, a large driveway provides parking for multiple vehicles, enclosed by a 5-bar gate and framed by hedging. There is side access on both sides of the house leading to the mature rear garden, which is predominantly laid to lawn and bordered by hedging for privacy. The garden also includes a shed and a spacious patio area at the rear, accessible from the extension and utility room, perfect for alfresco dining during the summer months.

EPC - D

Local Authority - Basingstoke & Deane

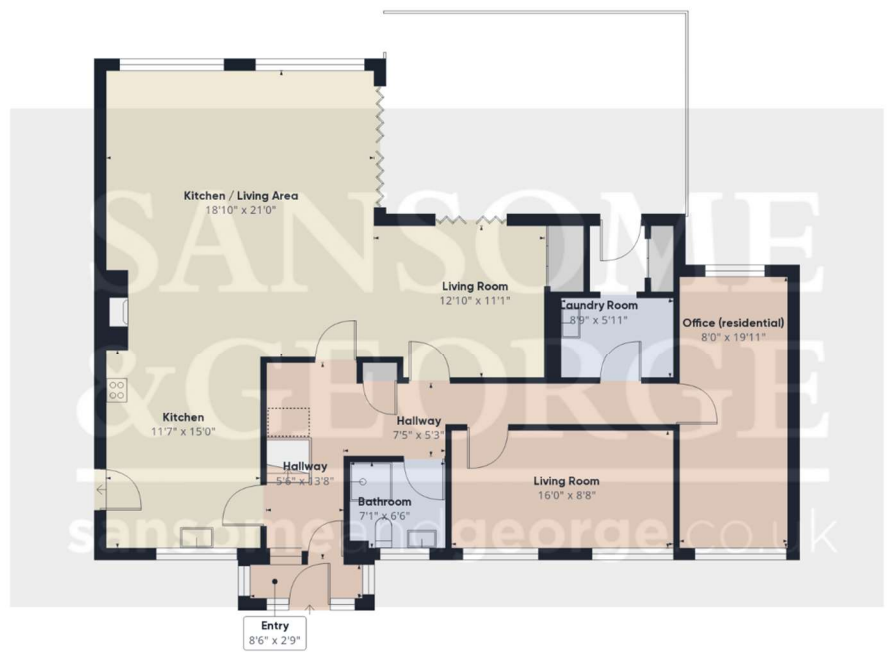
Council Tax Band - F

Services available – mains gas, drainage and electric.

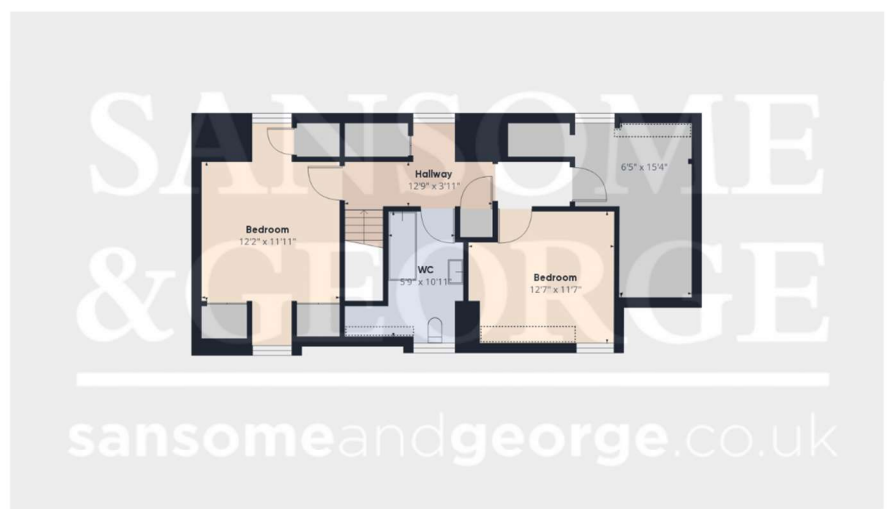


- 4 Bedroom Detached home
- Beautiful non - estate location
- Open plan living space
- Modern fitted kitchen
- Generous garden
- Driveway parking
- Walking distance to village pub
- Surrounded by open countryside
- Potential to extend (stpp)





Floor 0



Floor 1

Approximate total area⁽¹⁾
2048.48 ft²

Reduced headroom
30.25 ft²

(1) Excluding balconies and terraces

⋮ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

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